

HISTORIC LANDMARK COMMISSION
JUNE 24, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2019-0015
4113 AVENUE D
HYDE PARK HISTORIC DISTRICT

PROPOSAL

Remove stucco, install new hardiplank siding, repair windows, and construct a rear and second-story addition.

ARCHITECTURE

One-story, rectangular-plan house with jerkinhead roof, stucco cladding, and 4:4 wood-sash windows; entry porch.

PROJECT SPECIFICATIONS

The proposed rehabilitation of the existing house includes:

1. Removal of stucco cladding, which was applied between 1935 and 1962;
2. Installation of teardrop wood siding;
3. Repair and reuse of existing wood-sash windows;
4. Replacement of the primary front door with a paneled, partially glazed door
5. Installation of new foundation skirt with stucco appearance, similar to nearby houses;
6. Installation of new wood piers, wood trim, and wood railing at porch;
7. Replacement of attic vent with 2-lite wood-sash window;
8. Infill of a window to the rear of the south (side) elevation and two windows to the rear of the north elevation; and
9. Removal of a rear porch.

The proposed second-floor addition is set back 15 feet from the front wall. It is capped by a jerkinhead roof with gable-end brackets, clad in hardiplank lap siding to match the existing house, and features 4:4 single-hung wood-sash windows to match existing. The second-floor addition extends over a new ground-floor addition, which adds approximately 30' to the length of the main house (after the demolition of the porch). The rear addition is flush with the south wall and stepped in slightly from the north wall; it uses the same cladding and window materials.

STANDARDS FOR REVIEW

The property is contributing to the Hyde Park Historic District. The following requirements from the Hyde Park Historic District design standards apply to the proposed rehabilitation:

- 3.1. *Retain the historic façade of a house in terms of door and window placement and exterior wall materials. If replacement of exterior wall materials is necessary, choose a material identical in size, profile, and appearance to the historic material.*

The proposed project retains existing window placement on the front façade. It removes stucco that is not original to the ca. 1930 house and replaces it with hardiplank lap siding similar in size, profile, and appearance to historic-age wood siding on other houses in the district. It also replaces an attic vent with a 2-lite window with slightly smaller dimensions.

- 3.2. *Doors and doorways*

The proposed project retains the existing front door.

3.3 *Windows*

The proposed project retains and repairs existing windows on the front façade and side elevations. Three window openings are proposed to be infilled towards the rear of the side walls.

3.4 *Porches*

The proposed project retains the front porch. It proposes to install or reface existing piers in brick in place of the existing stucco-clad piers, and to install new wood trim similar to that on nearby contributing houses. It also proposes to remove the rear porch, which appears to have been original to the house but was enclosed after 1962.

3.3 *Roofs*

The proposed project retains the existing roof pitch and covering material for the first 15' of the building.

The following requirements apply to the proposed addition:

4.1. *Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and style of the house.*

The proposed project will not remove any portion of the front façade. It reflects the form and style of the house in its rectangular massing, jerkinhead roof, wood-like lap cladding, divided-light wood-sash windows, and architectural ornamentation. The new ground-floor addition will require the removal of a rear porch and the rear wall of the house.

4.2. *Locate new additions to the rear or rear side of the building so that they will be less visible from the street.*

The proposed addition is set back 15' from the front wall of the existing house.

4.3.1 *Make the pitch and height of the roof of the addition compatible with that of the existing house.*

The addition roof matches the pitch of the existing roof.

4.3.2 *Make any windows visible from the street compatible with those on the existing house in terms of sash configuration, proportion, spacing, and placement.*

The windows on the addition are compatible with those on the existing house in terms of sash configuration, proportion, spacing, placement, and materials. The paired front-facing windows are slightly smaller, which differentiates them from the existing windows; other front-facing windows are considerably smaller but have wood sashes and divided lights.

4.3.3 *Use exterior siding materials which match or are compatible with that of the existing house.*

The addition siding matches the hardiplank lap siding proposed for the existing house.

4.4.1 *Design additions to have the same floor to ceiling height as the existing house.*

4.4.2 *Locate second-story additions at least 15' back from the front house wall.*

4.4.3 *Design additions so that they do not overwhelm the original building.*

4.4.4 *Do not raise a first story to become a second story.*

The proposed addition has the same floor to ceiling height as the existing house, and is set back 15' from the front house wall. It is prominent compared to the original building.

The proposed project largely meets the applicable standards.

COMMITTEE RECOMMENDATIONS

The committee recommended reconstructing wood piers at the porch. It was supportive of removing the stucco.

STAFF RECOMMENDATION

Approve the project upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2019-0015
LOCATION: 4113 AVENUE D



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1" = 333'

PROPERTY INFORMATION

Photos



Primary (west) façade of 4113 Avenue D.



South elevation of 4113 Avenue D. Photo provided by the applicant.



North elevation of 4113 Avenue D. Photo provided by the applicant.